

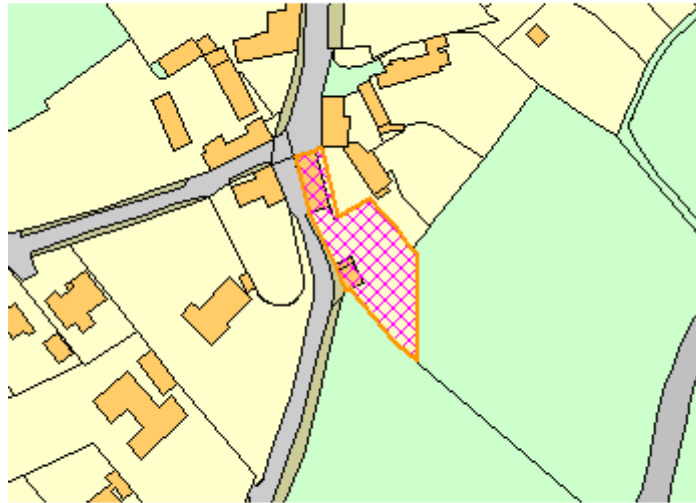
Reference: 14/00597/LBC

Date submitted: 12.8.14

Applicant: Dilveer Brach

Location: Roof Tree Cottage, 4 Main Street, Hoby.

Proposal: Rear garden room extension, renovation of garage, replacement of all windows, vent to cooker hood.



Proposal :- The application relates to listed building consent for the erection of a rear garden room extension, replacement windows, renovation of the existing garage and internal alterations. The proposed siting of PV panels on the garage has been omitted from the scheme.

The application site comprises a rendered and thatched detached listed building on the approach into the village. The dwelling fronts onto Main Street but abuts the adjacent highway to the side with a flat roof garage accessed from that highway to the south of the dwelling. There is countryside to the rear and a neighbouring dwelling abutting the highway to the west. The neighbouring dwelling to the east angles away from the host property. The dwelling is grade II listed being a cruck frame house which is situated within Hoby conservation area.

It is considered that the main issues relating to the proposal are:-

- **The Impact on the character and appearance of the listed building and on the fabric of the building.**

The application is to be considered by Committee due to the number of representations received.

Relevant History:-

14/00576/FUL which was the corresponding planning application to this listed building application. Planning permission was granted 09.09.14

Planning Policies:-

Melton Local Plan (saved policies):

There are no relevant policies

The National Planning Policy Framework introduces a ‘presumption in favour of sustainable development’ meaning:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted.

The NPPF offers direction on the relative weight of the content in comparison to existing Local Plan policy and advises that whilst the NPPF does not automatically render older policies obsolete, where they are in conflict the NPPF should prevail. It also offers advice on the weight to be given to ‘emerging’ policy (i.e the LDF) depending on its stage of preparation, extent of unresolved (disputed) issues and compatibility with the NPPF.

The National Planning Policy Framework introduces an environmental role for planning to include contributing and enhancing the historic environment. In paragraph 129 the NPPF states local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal. Paragraph 132 states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation as significance can be harmed or lost through alteration or destruction of the heritage asset. Substantial harm to a grade II listed building should be exceptional. Paragraph 133 states where a proposed development would lead to substantial harm to or total loss of significance of a designated heritage asset consent should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial benefits that outweigh that harm or loss. Paragraph 134 states where a proposal would lead to less than substantial harm this harm should be weighed against the public benefits of the proposal.

Consultations:-

Consultation reply	Assessment of Head of Regulatory Services
<p>Hoby Parish Council – The Parish Council are concerned that any work to this listed building at a significant entry point in to the conservation village is carried out in a sympathetic way. The work should as a result see no noticeable change to the look and character of the building.</p>	<p>Noted.</p> <p>The proposed garden room would have a footprint of 4.6 metres adjacent to the rear elevation tapering to 4 metres in width by 6.46 metres in depth and a maximum height of 3.6 metres. The materials would comprise painted brick with a sedum planted roof with the accommodation providing an informal seating area and formal dining area. It is proposed to renovate the existing garage, including changing the existing flat roof to a sedum planted roof and increasing the height.</p> <p>An extractor hood, duct and louvre would be installed to the existing kitchen hood/Aga; the proposed extract louvre would be on the proposed</p>

west elevation.

The cottage's windows would be replaced with softwood windows with hardwood cills and painted white as existing. The frames would be double glazed.

The proposed extension would be to the rear of the cottage and from the side elevation would sit behind the existing boundary wall that abuts the highway. The upper part of the extension would be visible and would present a white painted brick wall for approximately 1.5 metres above the existing. This section would have a degree of subserviency being set behind the existing wall and being significantly lower than the existing rear elevation. It would also maintain the sense of enclosure on the street scene at this point.

The extension would also follow the linear form of the existing building and the rear elevation would be broken up by the design which incorporates fenestration and a canopy. Together with the sedum roof the proposal represents a modern design approach which contrasts with the historic character of the property but does not detract from the appearance of the listed building. The existing openings would be used on the rear elevation to access the extension limiting the loss of historic fabric.

The existing garage is from the 1970's and incorporates a flat roof; the building is not visually ideal at the approach to the village. The proposal comprises the replacement of the flat roof with a sedum roof, the addition of 0.225 metres of height and new timber doors. These changes would benefit the building and are welcomed.

The windows in the property are proposed to be replaced entirely with matching painted softwood windows. The new windows would be softwood with hardwood cills, all painted white as existing. The frames would be double glazed with slim-lite type glazing units.

The existing windows comprise a mix of styles and ages and the principle of replacement is acceptable. Conditions can be imposed to cover the details of each window including sectional drawings, method of opening and architectural details.

The proposed extract louvre, duct and extractor hood are acceptable subject to a condition requiring further details including materials to be used.

Following concerns raised the PV panels have been omitted from the scheme.

	<p>The site is within the designated conservation area; however given the location ,scale and design of the proposed work it is considered the character and appearance of the conservation area would be preserved.</p> <p>It is considered that the proposed works to the listed building are acceptable and comply with the relevant policies subject to appropriate conditions.</p>
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Representations:

A site notice was posted, the application advertised and neighbouring properties consulted. 6 Letters from 5 households and a letter with 9 signatures object to the proposal and 4 letters of support have been received.

Representation (objections)	Assessment of Head of Regulatory Services
<p>This ancient cottage is of special architectural interest, the proposal would present a totally radical change to the rear elevation and would have a high impact.</p> <p>The property is mentioned in Pevsner and the building has retained its contextual honesty.</p> <p>Roof Tree Cottage is the oldest residence in Hoby and commands an imposing position at the top of the hill on entering from Brooksby Road.</p> <p>The extension would be completely out of character and would spoil the look of this beautiful medieval building of cruck timber construction.</p> <p>The extension is a significant and unwelcome alteration quite out of character with the cottage. At night the extension would be lit up and would be visually detrimental, the modern glazed addition is not appropriate.</p>	<p>The extension has been assessed in terms of the impact of the addition on the listed building. The extension proposes a modern design approach which contrasts with the existing structure but is considered to compliment the historic building. The extension would clearly be an addition to the building, adding a modern element to a building which has been altered over time from its original appearance. The extension is considered to continue the evolution of the building and would be appropriate and suitable for the heritage asset.</p> <p>The proposal is not considered to be harmful to the listed building and notwithstanding the objections received is recommended for approval.</p>
<p>Would prefer timber windows but provided the exact sizes are replicated raise no objection.</p>	<p>Timber windows are proposed and a condition can be imposed to control the appearance, style and method of opening.</p>
Comments in support	
<p>The design for the proposed garden room is well considered and complementary to the cottage and it's environment without trying to emulate the antiquity of the building.</p> <p>As the proposed garden room has a small footprint within the garden of the property, is a single storey addition and there are no changes to the existing building the changes proposed are modest.</p> <p>The proposed structure is single storey and consequently will be partially concealed behind</p>	<p>The extension would follow the linear form of the existing building and the rear elevation would be broken up by the design which incorporates fenestration and a canopy. Together with the sedum roof the proposal represents a modern design approach which contrasts with the historic character of the property but does not detract from the appearance of the listed building. The existing openings would be used on the rear elevation to access the extension limiting the loss of historic fabric.</p> <p>The extension is considered to continue the</p>

<p>the boundary wall</p> <p>The design is complementary and purposeful without trying to clumsily ape the original cottage, it provides an attractive and thoughtful addition to the immediate environment, and the proposed footprint is small compared to the outdoor area and would be largely hidden by the existing garden wall. The use of the sedum roof would minimise the visual impact, the proposal would preserve the key elements of the building and make no change to the ancient structure.</p>	<p>evolution of the building and would be appropriate and suitable for the heritage asset.</p> <p>It is considered that the proposed works to the listed building</p>
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Conclusion

The proposal seeks listed building consent to extend a Grade II listed building within Hoby conservation area. This is considered to be a case where the proposed development would lead to less than substantial harm to this heritage asset. In accordance with the NPPF this harm should be weighed against the public benefits of the proposal. The totality of these works would ensure the continuing high level of maintenance of the building and provide additional space to allow it to provide flexible family accommodation. The works to the windows and the garage have limited impact; it is the extension which has most impact and which is subject to most objection.

Much of the proposed extension is sensitively situated behind an existing boundary wall. The modern design clearly identifies it as a new, separate structure which does not attempt to emulate or replicate the listed building. This type of design does not compromise the integrity of the historic building. Due to its scale and siting it would be a subservient extension which would contrast but not detract from the designated heritage asset. Accordingly the application is recommended for approval.

RECOMMENDATION:- Permit subject to the following conditions:

1. The works to which this consent relates shall begin not later than the expiration of three years from the date of this consent.
2. No work shall commence until details of the materials to be used on the external elevations of the proposed extension have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
3. This permission shall relate to the amended plans P103 A and P102 A received by the Local Planning Authority on the 8 September 2014 and P100 received by the Local Planning Authority on 16th July 2014.
4. Before works commence the following details shall be submitted to and be approved in writing by the Local Planning Authority. The works shall be carried out in accordance with these approved details.
 - a) Drawings at a scale of not less than 1:20 depicting the replacement windows and rooflights to include sections, methods of opening and furniture;
 - b) Details of the louvre, cooker hood and ducts;
 - c) Drawings at a scale of not less than 1:20 depicting the proposed sliding folding doors.

The reasons for the conditions are:

1. To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. For the avoidance of doubt.
3. To ensure a satisfactory standard of external appearance.

4. To safeguard the listed building and to ensure the details are appropriate.

Officer to contact:

Mr Joe Mitson

Date: 2.10.2014